

<div>CITY OF SAN JOSÉ, CALIFORNIA Redevelopment Agency of the City of San Jose 50 W. San Fernando Street, Suite 1100 San José, California 95110</div> <div>STAFF REPORT</div>	Hearing Date/Agenda Number PC Agenda: 12-10-03 Item: 3.k.	
	File Number RCP03-029	
	Application Type Conditional Use Permit	
	Council District 3	
	Planning Area Downtown Core	
	Assessor's Parcel Number(s) 467-22-110	
PROJECT DESCRIPTION		
Completed by: Amie Glaser		
Location: 170 South Market Street		
Gross Acreage: 0.20 Net Acreage: 0.05 Net Density: n/a		
Existing Zoning: CG Existing Use: Vacant commercial space, previously a commercial eating establishment		
Proposed Zoning: no change Proposed Use: Commercial eating establishment with after-midnight use till 2:00a.m.daily		
GENERAL PLAN		
Completed by: AG		
Land Use/Transportation Diagram Designation Core Area		
Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Analysis and Recommendations		
SURROUNDING LAND USES AND ZONING		
Completed by: AG		
North: Commercial Restaurant and Office Space CG (Commercial General)		
East: Commercial Restaurant and Office Space CG (Commercial General)		
South: Parking Lot CG (Commercial General)		
West: Commercial Restaurant and Office Space CG (Commercial General)		
ENVIRONMENTAL STATUS		
Completed by: AG		
<input checked="" type="checkbox"/> Environmental Impact Report found complete April 27, 1999 <input type="checkbox"/> Exempt <input type="checkbox"/> Negative Declaration circulated on <input type="checkbox"/> Environmental Review Incomplete		
FILE HISTORY		
Completed by: AG		
Annexation Title: Original City Date: n/a		
HISTORIC STATUS: Contributor to National Register District		
Completed by: AG		
REDEVELOPMENT AGENCY RECOMMENDATIONS AND ACTION		
<input type="checkbox"/> Approval Date: 12-10-03 Approved by: _____		
<input checked="" type="checkbox"/> Approval with Conditions Approved by: _____		
<input type="checkbox"/> Action <input type="checkbox"/> Recommendation		
APPLICANT		
OWNER		
Jorge San chez 18 South Almaden Avenue San Jose, CA 95113		
Green Valley Enterprises 777 North First Street, 5 th Floor San Jose, CA 95112		

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: AG

Department of Public Works

None Received

Other Departments and Agencies

Police Department – See Conditions of Approval and Attached Memo

GENERAL CORRESPONDENCE

None Received

ANALYSIS AND RECOMMENDATIONS

PROJECT DESCRIPTION

The project site is located at 1 East San Fernando Street. The site is developed with a three-story commercial building in the Commercial General (CG) and (DG) Ground Floor Retail Zoning Districts. The property owner is requesting a Conditional Use Permit (CUP) to allow operation of a restaurant (public eating establishment), Blue Monkey Taco Lounge, with after-midnight use. The Blue Monkey Taco Lounge is a full service restaurant; the bar would be entirely incidental to the restaurant use.

The subject tenant space is located in the ground floor and 2nd floor of the existing building. No exterior changes are being requested as a part of this CUP. The proposed hours of operation for the restaurant are 8:00 AM to 2:00 AM, daily, with alcohol service ceasing at 1:30AM. The Zoning Ordinance 20.40.500 requires that any establishment, other than office uses, in any Commercial District, obtain a CUP in order to operate between the hours of 12:00 AM and 6:00 AM.

GENERAL PLAN CONFORMANCE

The project site is designated Core Area on the San Jose 2020 Land Use/Transportation Diagram. This designation allows a range of “office, retail, service, residential, and entertainment uses in the Downtown Core Area.” More specifically, late night, entertainment-oriented uses, such as bars, restaurants, and nightclubs, are encouraged to locate in the Core Area rather than in other less appropriate areas of the City so long as they do not impact neighboring uses. Given the project’s location, the proposed use is consistent with the General Plan and the Core Area designation.

The project is also consistent with the *Strategy 2000* goals for the Downtown Core, in that the plan states that entertainment uses, restaurants, and late night activity can appropriately locate in the Downtown Core. The proposed bar and nightclub use will bring activity to the Downtown Core consistent with the *Strategy 2000* plan.

ENVIRONMENTAL REVIEW

Pursuant to Section 15180 of the 2001 CEQA Guidelines, the City of San Jose has determined that the project will not create new significant environmental impacts beyond those analyzed in the Final Supplemental Environmental Impact Report (SEIR) entitled "Downtown Strategy Plan" certified by City Council Resolution No. 68839 on April 27, 1999.

ANALYSIS

Through the subject CUP, the applicant proposes to operate a restaurant between the hours of 8:00 AM and 2:00 AM, daily. Such uses are subject to the City Council's 24-hour Use Policy, Guidelines for Evaluation of Nightclubs and Bars and the City's Zoning Ordinance. The objective of these policies and ordinances is to ensure that late-night uses, particularly bars and nightclubs, are compatible with surrounding land uses. A key provision of these policies is to ensure that after-midnight uses not be approved unless the facilities can operate without detriment to nearby residential uses and the general welfare of the surrounding area. The following issues address the project's operational compatibility within its surroundings.

Land Use Compatibility

The subject property is surrounded by commercial uses in all directions. Each of the commercial tenants has been notified of the pending application and hearing. The Blue Monkey Taco Lounge is a restaurant, not a nightclub. The proposed use, located in the Downtown Core, adjacent to other similar uses with similar hours of operation, is compatible with existing commercial land uses in the vicinity such as Gordon Biersch, San Jose Bar and Grill, and the Improv. Such late night uses are anticipated by the *Strategy 2000* plan.

Conformance with the City Council Hour Use Policy

The City Council's 24 Hour Use Policies state that late night uses operating between 12:00a.m. and 6:00 a.m. must be compatible with surrounding uses and must be separated from residential uses. The project site is located in the downtown core adjacent to other late night uses. There are no residential units adjacent to the project site. Conditions of approval are added to the CUP to ensure adequate noise control and litter pick-up; thus, the project will comply with the City Council's 24 Hour Use Policies.

Parking

The subject site is located in the Downtown Parking Management Zone and its parking requirements are governed by Section 20.90.510 of the Municipal Code. Based on the provisions of Section 20.90.510, parking is not required for public eating or drinking establishments and nightclubs, such as the Blue Monkey Taco Lounge. The site, which is fully developed with the existing building, does not include any off-street parking specifically dedicated to the restaurant. However, nearby parking facilities (i.e., public garage, on-street parking) will be able to serve patrons and employees of the facility.

Public Outreach

Notice of the proposed project was circulated to properties within 300 feet of the subject property.

CONCLUSION

Based on the analysis above, Staff believes that the proposed restaurant with after midnight use is consistent with the requirements of the Zoning Ordinance, General Plan, and City Council 24-hour Use Policy and Guidelines for Evaluation of Nightclubs and Bars. In addition, the conditions of approval (below) will help to ensure the project's operational compatibility within its surroundings

FACTS

The Planning Commission determines that the following are the relevant facts regarding the proposed project:

1. This is a Conditional Use Permit (CUP) to operate a restaurant with after-midnight operations, between the hours of 8:00 AM and 2:00 AM, daily. Alcohol service will cease at 1:30 AM, daily.
2. The project site is approximately 0.05 acres and is located in the Commercial General (CG) and Ground Floor Retail (DG) Zoning Districts.
3. A Conditional Use Permit is required for the operation of a restaurant with after-midnight use in the CG Zoning District.
4. The project site is designated Core Area on the San Jose 2020 General Plan Land Use/Transportation Diagram and is subject to the *Strategy 2000* plan for the Downtown Core.
5. The Core Area designation provides that restaurants and nightclubs may be located within the downtown Core Area, provided that such uses do not adversely impact existing or planned uses or conflict with other San Jose General Plan objectives.
6. The environmental impacts of this project were addressed by Final Supplemental EIR entitled, "Downtown Strategy Plan," adopted by City Council Resolution No. 68839 on April 27, 1999.
7. The subject site is surrounded by a variety of commercial uses. There are no residential uses located within approximately 200 feet of the project site.
8. The subject site is located in the Downtown Parking Management Zone. Based on the parking provisions for the Downtown Parking Management Zone (Municipal Code, Section 20.90.510), parking is not required for eating, drinking, and entertainment establishments.
9. The project is consistent with the City Council 24-hour Use Policy and Guidelines for Evaluation of Nightclubs and Bars.
10. The project does not include any exterior changes to the structure.

RECOMMENDATION

Agency staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

This Planning Commission concludes and finds, based upon an analysis of the above facts, that:

1. Upon issuance of this Conditional Use Permit, the project will comply with the provisions of the Commercial General (CG) and Ground Floor Retail (DG) Zoning District in that the operation of a restaurant between the hours of 12:00 AM and 6:00 AM requires the approval of a Conditional Use Permit.
2. The project conforms to the with the San Jose 2020 General Plan in that it proposes the operation of a restaurant with after-midnight use within the Downtown Core Area.
3. This project is consistent with the City Council Policies on 24-Hour Uses in that it proposes the operation of a restaurant with after midnight use, in an area of downtown predominately developed with commercial land uses.
4. The project conforms to the California Environmental Quality Act in that is does not create impacts not previously addressed in the Downtown Strategy Plan Final Supplemental EIR.
5. The proposed use complies with the parking provisions of Downtown Parking Management Zone, as described in Municipal Code, Section 20.90.500.

FINDINGS

Based upon the above-stated analysis and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area because the proposed restaurant with after-midnight hours is consistent with the uses of the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of th e site because the proposed restaurant will not alter or diminish the value of adjacent restaurants or businesses, raise new safety concerns, or create visual impacts; or
 - c. Be detrimental to public health, safety or general welfare because the potential environmental impacts of the project were addressed by the final supplemental environmental impact report entitled, "Downtown Strategy Plan EIR" (Resolution No. 68839) and police reports of past experience in the area corroborate that such use will not adversely affect the public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the development features necessary to integrate said use with the uses in the surrounding area because the project site already includes

the improvements needed for the proposed uses which are compatible with the uses in the surrounding area; and

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate in that the proposed project will not need to provide offsite improvements to the existing roadway network or transit facilities; and
 - b. By other public or private service facilities as are required in that the scale of the project will not necessitate expansion of existing service facilities.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purposes specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of the following conditions. Each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all requirements of the below enumerated precedent conditions all have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. Acceptance and Payment of Recording Fees. Within sixty (60) days from the date of this Resolution, the property owner(s) shall accept this permit by signing the form provided hereto, and paying the fee for its recordation by the Recorder of the County of Santa Clara.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below enumerated conditions throughout the life of the permit:

1. Water Pollution Control Plant Notice. This Conditional Use Permit is subject to the operation of Part 2.75 of the Chapter 15.12 of Title 15 of the San Jose Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San Jose or to meet the discharge standards of the sanitary sewer system imposed on the California Regional Water Quality Control Board for the San Francisco Bay Region.
2. Nuisance. This use shall not be operated in a manner that creates a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City or the Redevelopment Agency.

3. Hours of Operation. The hours of operation for the restaurant will be limited to 8:00 AM to 2:00 AM, daily. With alcohol service ending at 1:30 AM.
4. Noise and Acoustics.
 - a. During the hours of operation, sound shall be carefully regulated to ensure compatibility the Noise Ordinance.
 - b. Noise emission shall comply with the standards identified in the Zoning Code.
5. Trash, Refuse, Garbage and Litter.
 - a. Cleaning shall including keeping all publicly used areas free of litter, trash, cigarette butts and garbage and shall include daily damp washing of all exterior walls and sidewalks along the project's frontages.
 - b. Mechanical equipment used for outside maintenance, including blowers and street-sweepers shall not be used between 10:00 PM and 6:00 AM, daily.
 - c. All trash areas, equipment, and containers shall be effectively screened from view and maintained in an orderly state at all times.
 - d. The facility operator shall provide adequate ashtrays along the business frontage to accommodate patrons who wish to smoke outdoors. Patrons smoking outdoors shall not impede pedestrian traffic along the adjacent rights-of-way, nor create a nuisance for adjoining businesses.
6. Patron Parking. The project operator shall identify and publicize to its patrons the location and availability of parking facilities within the vicinity of the project site.

CONDITIONS SUBSEQUENT

1. Revocation, Suspension, Modification. This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission or by the City Council on appeal, at any time, regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2, Chapter 20.100.350, of the San Jose Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use presently conducted creates a nuisance.